



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

TUESDAY, FEBRUARY 2, 2010

Caucus Rooms, 2nd Floor

Carmel City Hall

One Civic Square

Carmel IN 46032

6:00 P.M.

Members Present: Jay Dorman, Woody Rider, Rick Ripma, Steve Stromquist, Sue Westermeier

DOCS Staff Present: Director Michael Hollibaugh, Christine Barton-Holmes, Rachel Boone, and Legal Counsel John Molitor

Also Present: Ramona Hancock, Plan Commission Secretary

Rick Ripma was elected Committee Chairperson by unanimous consent.

The Special Studies Committee considered the following items:

1. Docket No. 10010001 ADLS Amend: Pearson Mahindra - Signage
The applicant seeks approval for two new wall signs for the new dealership Pearson Ford is acquiring. The site is located at 10630 N. Michigan Rd. and is zoned B-3 within the US 421 Overlay. Filed by Dave Coots of Coots, Henke, and Wheeler.

Present for petitioner, Dave Coots, attorney, 225 East Carmel Drive, Carmel.

Overview:

- Seeking approval to reconfigure 2 wall signs
- Auto Credit Builders on east elevation will be re-positioned
- Mahindra sign with logo added over entrance
- Auto Credit Builders on south elevation will be removed and replaced with a Mahindra sign
- Signs reviewed by Dept for Ordinance compliance
- Request Committee approval at this time

Dept Report, Rachel Boone:

- Logo is red, letters in black
- Logo is reverse illumination at night, name shines white at night
- No variances required for current signage
- Dept recommends favorable consideration

Motion: Woody Rider, "To approve Docket No. 10010001 ADLS Amend, Pearson Mahindra Signage as

submitted,” seconded by Jay Dorman, Approved 5-0.

2. Docket No. 10010004 ADLS Amend: Fidelity at Meridian – Signage
The applicant seeks approval for a new sign package for the building. The site is located at 11450 N. Meridian St. and is zoned B-6 within the US 31 Overlay. Filed by Amy Rottmann of Sign-A-Rama on behalf of the owner.

Present for Petitioner: John Robinson, 8900 Keystone Crossing, Indianapolis 46240, developer of Fidelity at Meridian, and Amy Rottmann, Sign-A-Rama. Also present: Drs. John S. Aker and Williams Sando, 11450 North Meridian Street.

Overview:

- Goal is to change sign package of building to make signs more visible
- Current signage not visible at all
- Request to change sign package for new tenant and others to come
- Request a change in sign face color and lighting style for the building

Dept Report, Rachel Boone:

- Current sign package is gold color that blends with the bldg and is reverse illuminated
- Change to black/day and white/night, internally illuminated, with color logo limited to 25% of total sign area
- Proposed sign package is OK with Dept and is similar to other signs in corridor
- Sign sizes and locations will not change
- Dept supports petitioner’s request

Committee Comments/Concerns

- Intensity of white lights at night

Response: LED’s are more energy-efficient and should be workable

Motion: Jay Dorman “to approve Docket No. 10010004 ADLS Amend, Fidelity at Meridian – Signage, conditioned upon the inclusion of logo no more than 25% of total sign area not restricted by color,” seconded by Sue Westermeier, Approved 5-0

3. Docket No. 10010005 ADLS Amend: Meridian Health Group – Signage
The applicant seeks approval for a new wall sign and directional ground sign. The site is located at 12722 Hamilton Crossing Blvd. and is zoned B-5 within the US 31 Overlay. Filed by Don Miller of A Sign by Design on behalf of the owner.

Present for Petitioner: Don Miller, A Sign by Design.

Overview:

- Requesting one directional and one wall sign
- Wall sign is 17.07 square feet
- Sign is beige in color, non-illuminated
- Sign mounted on the bldg over the tenant’s entrance

Department Report, Rachel Boone:

- Tenant sign to be on the southwest corner of Bldg #1 in Hamilton Crossing

- Directional Sign is 3 feet tall, under 3 square feet in area
- Directional Sign to be located in landscape bed near entrance
- Directional Sign is brown with beige lettering
- Dept has no issues with the signs

Motion: Woody Rider “to approve Docket No. 10010005 ADLS Amend, Meridian Health Group – Signage, as presented to Committee.” The motion was seconded by Sue Westermeier, Approved 5-0

4. ~~WITHDRAWN: Docket No. 09120005 ADLS Amend: Greyhound Commons, Phase III - M & I Bank (Kite PUD). The applicant seeks design approval for a bank. The site is located at the southeast corner of 146th St. and Lowes Way, at 2155 E. 146th St. The site is zoned PUD/Planned Unit Development. Filed by Eric Strickland of Kite Realty Group for Kite Greyhound III, LLC.~~
- 5 Docket No. Docket No. 09100009 DP/ADLS: Long Branch Market w/ Kroger (Altum’s site). The applicant seeks site plan and design approval for a multi-tenant commercial development with outlots. The site is located at 11335 N. Michigan Rd. It is zoned B-3/Business and located within the US 421/Michigan Rd. Overlay Zone. Filed by Robert Barker of Zinkan & Barker Development Co., LLC.

NOTE: The Agenda was re-ordered to hear Long Branch Market w/Kroger (Altum’s site) as the last item of business.

Present for Petitioner: Charlie Frankenberger, attorney, Nelson and Frankenberger, Jon Dobosiewicz, Land Planner with Nelson and Frankenberger; Dan Diciccio, Kroger, Nick Alm; Bob Barker, Zinkan & Barker.

Overview, Jon Dobosiewicz:

- Revised information booklets distributed
- Verbal “Walk-thru” of Exhibits
- Location pinpointed
- Site, images shown from different directions
- Existing tree line shown
- Gaps in tree line—new or transplanted trees will be installed to fill gaps
- Existing evergreen trees are 12 to 16 feet in height
- Exhibits identify setbacks from Woodhaven Subdivision
- Plantings on residential side to be done in consultation with owners
- Landscape Buffer proposed is 50 feet—will be included in commitments
- Currently 91 existing evergreens; petitioner will add 18 to fill gaps plus 67 evergreens on residential side of proposed wall for total of 178 evergreens—every 4.1 feet in addition to existing
- Petitioner committing to a 10 foot wall and mounding
- Petitioner committing to hours of deliveries (prohibited between 9 PM and 7 AM) and trash removal (prohibited between 7 PM and 8 AM)
- Petitioner commits to no pole lights on Northeast side of building
- Wall mounted lights to be 12’ revised from 15’
- Site access to meet all applicable design standards
- Michigan Road Overlay standards will be extended across entire site excepting: 1) drive-thru lane on side of Anchor tenant and B sops as indicated on plans; 2) total of 98,000 square ft retail ceiling; and 3) Wall vs fence
- Guaranteed setbacks & buffers as shown on approved plans
- No outdoor storage behind building

- No sidewalk connection unless required by DOCS
- Provision of sanitary sewer per exhibit
- Eliminate outdoor commercial kennel as permitted use
- Drive-thru use limited to 7 AM to 12 midnight
- No speaker system audible in excess of 100 feet
- No fast food with drive-thru in B shops
- No future fast food with drive-thru at pharmacy
- Pharmacy drive-thru hours limited to 7 AM to 9 PM
- The only outdoor speaker system not associated with drive-thru facilities would be at fuel center

Dept Report, Christine Barton-Holmes:

- Most outstanding issues addressed
- Concern expressed at Jan 21 meeting regarding outlots—as yet, no design or use specified—petitioner must return under public process
- Abandoned property is provided for in Carmel City Code regarding public health and safety
- Dept checked with Carmel police, Hamilton County Sheriff, and known service providers regarding noise—DOCS Code Enforcement reports nothing since 2008
- Williams Realty—internal connection re access path from Michigan Rd to front door of Kroger store—would need an 8 foot wide path

Dept Report, Rachel Boone—Signage Overview:

- Design of signs generally OK with Dept
- Signs mostly require variances
- Gas station sign is point of contention – no led signs – Dept OK with mechanically changing signs
- B-Shop signage is all OK
- Main sign OK – tall due to additional decoration
- Drive-thru drawing OK under 3 square feet
- Dept requests petitioner consider one tenant color to provide cohesive look
- BZA to determine if size is acceptable

Landscaping Comments, Scott Brewer, DOCS Urban Forester:

- Landscape plans are quite good—above Ordinance requirements
- Petitioner keeping existing and adding additional buffer

Committee Questions/Comments:

- Mound – behind houses, 8 feet, then drops 2 or 3 feet, then flat—building on top of existing dirt or going back to original grade?
- Wall going on top of mound or behind mound?
- How do we get dead/dying trees replaced?
- Would like 12 to 14 feet evergreens replaced up to existing height
- Woodhaven residents able to see signage?
- Can signs be seen at night?
- Ways to enforce – need strict definition of prohibition – if allowed
- New commitments replace the old?
- Staff asking for sidewalk near Daycare?

Response, Jon Dobosiewicz:

- Mound is 8 feet above finished floor elevation, mound height and fence height from finish floor elevation, 8 foot mound, then fence

- Corners would be at existing grade today
- Wall behind existing mound—wall is 10 feet from finished floor elevation
- Current trees are existing due to Altum, not by commitment
- Trees would be 8 feet at planting
- Sign illumination goes toward 421—No abutting property owners could see signage
- May use LED lighting for no glare or disturbance
- Petitioner connecting to sidewalk at far east end of site
- Fence along Montessori School has been removed
- Drive thru would be for pick up-drop off—no fast foods—menu boards and order boards prohibited due to noise
- Commitments prohibit noise beyond 100 feet—restrict microphone use 7:00 AM to midnight

Public Input:

Brian Shapiro, 4610 Woodhaven Drive, requests commitment for trash compactor—much cleaner. Would like commitment for wall to be continued to eastern end of funeral home for noise reduction. Would like commitment to allow for spraying trees once or twice per year, whatever tree recommendations are. Outdoor sales are a huge issue—must have an enclosure. Brick Building? Fuel Center island presently designed as one big drive thru—request bring building closer to street to provide a screen. New outdoor lighting requirements? Road Connection – important from Kroger to 106th Street without going onto Michigan Road – critical for health, safety and welfare issue.

Steve Pittman, Property Advocacy Group representing Fred and Suzanne Fehsenfeld. Request that wall be kept on top of mound until fence corners; unsure whether or not Fehsenfelds want to up-grade wall at their expense. Asked about sanitary sewer connection extending to Fehsenfeld property; requested truck delivery hours be limited and not operate after 7:00 PM.

Catherine Jones, Much Markle Drive, asked why the City recommends a sidewalk. (Petitioner's response: By Ordinance, encourages connectivity, otherwise people will make their own connecting path and cut through.) Ms. Jones says her concern is safety for the children.

Sidewalk Construction Monies—Jon Dobosiewicz says sidewalk was approved with Weston two-story office building. Monies were to be set-aside in a fund for construction of sidewalk.

Unidentified Public—Julie Camden? Concern regarding dumpster—asked for relocation—also asked for relocation of pond; concern regarding fork lift noise and possible emergency power system/generator. (Petitioner states that Kroger has its own generator if need arises.) Additional concerns: mounding, trees, fencing, and getting commitments in writing.

Casey Carter, Much Markle Drive, asked if a certain number of trees were to be planted bordering Woodhaven. Jon Dobosiewicz said Ordinance standard requires number—petitioner will work with residents on placement – 11 feet on center.

Drainage also a Concern: Petitioner responded that standards in the Ordinance require developer to take care of detention—will protect against pre-water conditions – will be included in commitments – City requirements. Truck delivery language to be included in commitments—not just idling truck cabs but refrigerated trucks as well.

Resident asks if delivery docks could face north rather than south—Petitioner responded that if Committee asks, petitioner will consider. Resident also asks if construction hours could be made a commitment. Petitioner

responded that City has regulations that restrict hours of construction—Ordinance passed by Council—Staff to bring to next meeting.

Chris Cook, 4477 Haven Court, questioned difference in wall height and mound height between Fehsenfeld property; petitioner says existing buffer in place today—will consider raising wall and mound to reduce sight/vision

Tom Barberick, Haven Court, Woodhaven Subdivision—currently on well water—how will sewer lines affect his drinking water?

Petitioner's response: Sewer line is 10 feet, well is 35 to 50 feet – probably above the threshold and will not affect. Laws are in place and recourse as to how it is addressed.

Donna Holden, 3949 Weston Point Drive. Does the sample board presented match Nora community Kroger? (No) Anything in the area that could be viewed as a comparable? (No) Wall on southern boundary extends to the funeral home site—any chance the wall could go up first? (No—wall would be installed prior to occupancy of building)

Note: Jay Dorman exited the meeting mid-discussion on Docket No. 09100009 DP/ADLS and did not return.

Docket No. 09100009 DP/ADLS, Long Branch Market w/Kroger (Altum's site) was continued to the March 2, 2010 meeting of the Special Studies Committee, 6:00 PM, Caucus Rooms of City Hall.

6. TABLED to MARCH 2 = Docket No. 09100011 DP/ADLS: CVS Pharmacy at Rangeline Rd.
~~The applicant seeks site plan and design approval for a new retail building. The site is located at 1421 S. Rangeline Rd. and is zoned B-8/Business within the Carmel Dr. Rangeline Rd. Overlay Zone. Filed by Craig Forgey of Gershman Brown Crowley, Inc.~~
7. Docket No. 09120027 ADLS Amend: World Wide Motors, Mercedes-Benz
The applicant seeks approval for a building remodel and landscape, sidewalk & signage changes. The site is located at 3900 E 96th St. The site is zoned B-3/Business. Filed by Marc Tworek of Versatile Construction Group, LLC.
8. Docket No. 09120028 ADLS Amend, Mercedes-Benz Service Center
The applicant seeks approval for a building remodel/addition and landscape & signage changes. The site is located at 4000 E. 96th St. The site is zoned B-3/Business. Filed by Marc Tworek of Versatile Construction Group, LLC.

NOTE: Items 7 and 8 were heard together, voted separately.

Present for Petitioner: Marc Tworek, Versatile Construction Group, New Whiteland, Indiana 46184.

Overview:

- Existing World Wide Motors bldg exterior to be remodeled to up-date to Mercedes specs
- Facial lift of front one-third of bldg
- Color rendering displayed, metal on front, EIFS on entry and side
- Lower 3 feet to be EIFS – high impact – heavy duty EIFS
- Landscaping in front in place of previous sidewalks
- Petitioner will install bike parking
- Ground/Wall sign to say “Mercedes-Benz”

- Working with City Forester on front landscaping

Dept Report, Christine Barton-Holmes:

- Concerned with EIFS due to durability & maintenance
- Portico—would like to see something more durable than EIFS
- Scott Brewer—landscaping, specific trees and shrubs to be planted talked over with Marc Tworek
- Small areas in front would have shorter, ornamental trees

Department Report, Rachel Boone:

- Signage is 40 square feet, mounted between decorative support columns on front
- Signage is more modern to match new building materials
- Signage is silver background with blue letters
- Only the letters will light at night (blue)
- Dept has no issues

Marc Tworek response:

- 90% of EIFS damage would be due to moisture
- Improperly sealed

Committee Comments:

- Area of concern would be entry
- Compromise with blue metal panels, EIFS halfway up

Marc Tworek:

- EIFS is High End on front door—blue would have to be a special color
- Metal Panel may not match blue color

Christine B-Holmes:

Request specs of new, high-impact EIFS

Motion: Woody Rider “to approve Docket No. 0912027 ADLS Amend, World Wide Motors, Mercedes-Benz, using high impact EIFS wherever required, and with Scott Brewer approving final landscape plan.” The motion was seconded by Jay Dorman, Approved 5-0.

Overview, Mercedes-Benz Service Center:

- Building remodel/addition behind Smart Car Sales
- Proposal consists of addition, re-doing whole face, balance of landscaping being re-done, parking lot & drainage in rear being remedied – complete face lift
- One sign—Mercedes Service Center—Smart Car will stay as is
- Petitioner will continue to work with Scott Brewer re landscaping
- Addition to the rear, remodel on front—all colors to match

Dept Report, Christine Barton-Holmes:

- No concerns with building and re-facade
- Scott Brewer: Wide area of planting—petitioner has committed to planting certain species as well as quantity in certain areas—Scott will continue to work with petitioner

Dept Report, Rachel Boone:

- New sign to say “Mercedes-Benz Service”

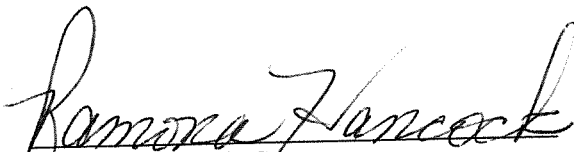
- Sign will be 58.88 square feet
- Proposed sign has silver background, blue lettering
- Only lettering is illuminated at night
- Dept has no issues with the signs

Motion: Jay Dorman "to approve Docket No. 09120028 ADLS Amend, Mercedes-Benz Service Center as presented to the Committee." The motion was seconded by Sue Westermeier, Approved 5-0.

Meeting adjourned at 8:40 PM.



Rick Ripma, Chairperson



Ramona Hancock, Secretary